

SNAPSHOT of HOME Program Performance--As of 09/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State: 93			
% of Funds Committed	92.60 %	94.61 %	65	95.51 %	25	22	
% of Funds Disbursed	81.81 %	86.79 %	66	87.58 %	22	19	
Leveraging Ratio for Rental Activities	3.23	5.85	58	4.86	40	35	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	77.30 %	1	82.17 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	100.00 %	69.91 %	1	71.17 %	99	100	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	54.05 %	81.87 %	86	81.54 %	8	6	
% of 0-30% AMI Renters to All Renters***	8.11 %	41.12 %	83	45.68 %	0	2	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	97.97 %	96.50 %	51	96.19 %	37	38	
Overall Ranking:			In State:	38 / 93	Nationally:	45 42	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$25,089	\$36,770		\$27,510	148 Units	84.10 %	
Homebuyer Unit	\$0	\$21,420		\$15,239	0 Units	0.00 %	
Homeowner-Rehab Unit	\$16,622	\$27,404		\$20,932	28 Units	15.90 %	
TBRA Unit	\$0	\$2,249		\$3,121	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Monterey Park CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$106,234	\$0	\$17,331
State:*	\$141,187	\$115,957	\$28,714
National:**	\$98,643	\$77,150	\$23,791

CHDO Operating Expenses:
(% of allocation)

PJ:	0.0 %
National Avg:	1.2 %

R.S. Means Cost Index: 1.09

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	1.4	0.0	17.9	0.0
Black/African American:	0.0	0.0	0.0	0.0
Asian:	53.8	0.0	10.7	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	41.4	0.0	0.0	0.0

ETHNICITY:

Hispanic	3.4	0.0	71.4	0.0
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HOUSEHOLD SIZE:

1 Person:	80.7	0.0	32.1	0.0
2 Persons:	15.9	0.0	42.9	0.0
3 Persons:	1.4	0.0	10.7	0.0
4 Persons:	0.7	0.0	10.7	0.0
5 Persons:	0.7	0.0	3.6	0.0
6 Persons:	0.7	0.0	0.0	0.0
7 Persons:	0.0	0.0	0.0	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	8.3	0.0	7.1	0.0
Elderly:	89.0	0.0	60.7	0.0
Related/Single Parent:	0.7	0.0	17.9	0.0
Related/Two Parent:	1.4	0.0	3.6	0.0
Other:	0.7	0.0	10.7	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	0.0	0.0 #
HOME TBRA:	0.0	
Other:	37.2	
No Assistance:	62.8	

of Section 504 Compliant Units / Completed Units Since 2001 75

* The State average includes all local and the State PJs within that state

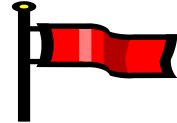
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Monterey Park State: CA Group Rank: 45
 (Percentile)
 State Rank: 38 / 93 PJs Overall Rank: 42
 (Percentile)
 Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.95%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 54.12%	100	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	54.05	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.11%	97.97	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.750	2.72	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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